

NEWPORT ZONING BOARD OF REVIEW

MONDAY, April 22, 2013 - 7:00 P.M.

CITY HALL COUNCIL CHAMBERS

AGENDA

I. Call to Order

II. Roll Call and Determination of Quorum

III. Minutes:

March 25, 2013

IV. Communications:

Supreme Court Decisions:

Shelia Anolick v. Zoning Board of Review

W. Bart Llyod v. Zoning Board of Review

V. Action Items:

Request for Modification of Conditions: PETITION OF SHANNON S. BLAIR, applicant and owner; for a variance to the dimensional requirements for permission to demolish a portion of the existing deck and maintain a 5' x 3' addition which will be located .5' from the east property line (10' required), 3.33' from the north property line, (20' required) and which will increase the lot coverage from 43% to

44%, (20% allowed) applying to the property located at 5 Prescott Pl., TAP 13, Lot 128, (R-10 zone).

Decisions (Receive, review, and sign)

PETITION OF REVOLUTION PROPERTIES, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to make various living additions which will be located 9' from the north and south property lines, (10' required), 0' from the east property line, (20' required), and which will increase the lot coverage from 68% to 69%, (20% allowed) applying to the property located at 46 Houston Ave., TAP 39, Lot 311, (R-10 zone)

VI. Continued Petitions:

Petition of Lawrence Kahn, located at 32 Elm St., (Dec-6) (Cont. to 6/24/13)

PETITION OF KYLE GOODWIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3' X 2.5' generator which will be located 3' from the east property line, (10' required) applying to the property located at 10 Narragansett Ave., TAP 35, Lot 211, (R-10 zone), (Mar-6)

PETITION OF DEBORAH YOUNG, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct various living additions which will be located 2.6' from the west property line and 2.4' from the east property line,

(10' required), and construct an inground pool. Said pool and additions will increase the lot coverage from 19% to 30%, (20% allowed) applying to the property located at 10 Cliff Ter., TAP 31, Lot 130, (R-10 zone, (Mar-11)

VII. New Petitions:

PETITION OF BERNARDINO & SANDRA LANCIA, applicants and owners; for a special use permit for permission to construct a 2nd floor, 17' x 5' deck applying to the property located at 4 Hammond St., Unit 5, TAP 35, Lot 248-5, (LB zone), (Apr-1)

PETITION OF JOHN SHEA, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a new front porch addition which will be located 7.25' from the west property line, (10' required) and which will increase the lot coverage from 27% to 32%, (20% allowed) applying to the property located at 21 Kay St., TAP 25, Lot 2, (R-10 zone)., (Apr-2)

PETITION OF JENNIFER & MORGAN HUNTLEY, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a 10' x 8' shed which will be located 5' from the south and west property lines, (10' required) and which will increase the lot coverage from 19% to 21%, (20% allowed) applying to the property located at 114 Second St., Tap 9, Lot 145, (R-10 zone)., (Apr-3)

PETITION OF CHRIS & JILL BABCOCK, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a rear 2nd floor stair/landing addition which will be located 3' from the east property line, (10' required) and which will increase the lot coverage from 26% to 36%, (20% allowed), applying to the property located at 48 Elm St., TAP 16, Lot 163, (R-10 zone)., (Apr-4)

PETITION OF CHRISTOPHER HOYE, applicant and owner, for a special use permit for permission to demolish the existing garage and construct a 12' x 16' deck which will decrease the lot coverage from 39% to 36%, (20% allowed), applying to the property located at 66 Middleton Ave., TAP 34, Lot 98, (R-10 zone), (Apr-5)

PETITION OF BETH CASEY, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct an 8' x 18' rear deck and stair addition which will increase the lot coverage from 28% to 30%, (20% allowed) applying to the property located at 8 Canonicus Ave., TAP 7, Lot 301, (R-10 zone), (Apr-6)

PETITION OF JUDY DESTEFANO, applicant and owner, for a variance to the dimensional requirements for permission to construct a 30' x 24', 2-story garage with living space which will be located 5' from the east property line, (10' required) applying to the property located at 20 Rovensky Ave., TAP 38, Lot 75, (R-10 zone), (Apr-7)

PETITION OF GRIFFIN FLYNN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to remove the existing sunroom and construct a living addition which will increase the lot coverage from 29% to 31%, (20% allowed) applying to the property located at 55 Poplar St., TAP 16, Lot 10, (R-10 zone), (Apr-8)

PETITION OF JANET ROBINSON, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 1,136 s.f. addition which will be located 3.75' from the east property line, (40' required), applying to the property located at 95 Webster St., TAP 36, Lot 143, (R-60 zone), (Apr-9)

PETITION OF JAMES RUGGIERI, applicant; 387 Thames Street, LLC, owner; for a special use permit for permission the convert the existing retail space into a fast-food restaurant applying to the property located at 387 Thames St., Unit R1, TAP 27, Lot 277-R1, (WB zone), (Apr-10)

PETITION OF ARTHUR LYMAN, applicant and owner, for a variance to the dimensional requirements for permission to construct a detached garage which will be located 18" from the west property line, (3' required) applying to the property located at 14-16 John St., TAP 27, Lot 211, (R-3 zone), (Apr-11)

PETITION OF EASTERN ESTATES, for a special use permit and a variance to the dimensional requirements for permission to modify and expand the existing museum use applying to the properties located at 570, 580 & 590 Bellevue Ave., TAP 37, Lots 13, 102 & 108, (R-60 zone), (Apr-12)

APPEAL OF PAUL TOBAK, appellant and owner; appealing the determination that the use of the structure as a multi-family dwelling containing 3 separate dwelling units has been abandoned applying to the property located at 43 Farewell St., TAP 17, Lot 36, (R-10 zone), (Apr-14)

VIII. Adjournment: